

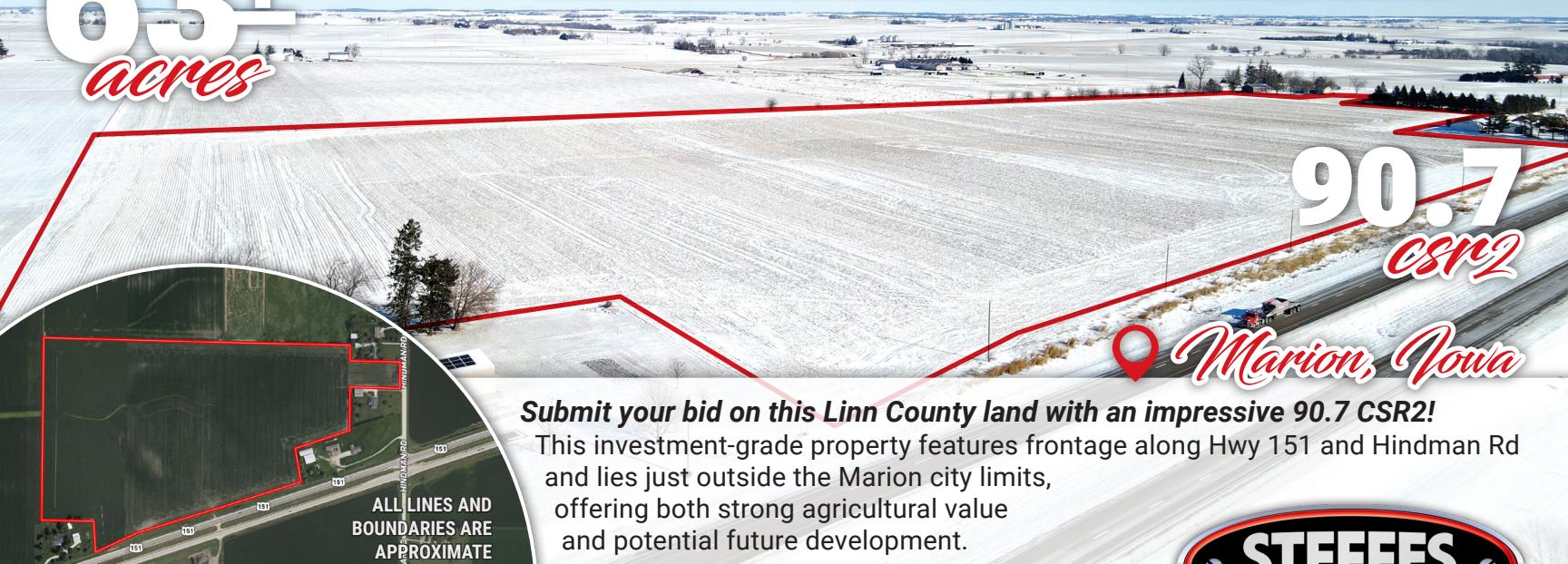
SEALED BID

1 tract  
63+ acres

# LAND AUCTION

## Linn County, Iowa

DEADLINE: TUESDAY, MARCH 3 | 1PM CST 2026



90.7  
CSR2

Marion, Iowa

**Submit your bid on this Linn County land with an impressive 90.7 CSR2!**  
This investment-grade property features frontage along Hwy 151 and Hindman Rd and lies just outside the Marion city limits, offering both strong agricultural value and potential future development.

**SteffesGroup.com | (319) 385-2000 |**

Steffes Group, Inc., 2245 E Bluegrass Rd, Mt. Pleasant, IA 52641

Announcements made the day of sale take precedence over advertising.

**STEFFES**  
AUCTIONEERS



## **63.49± ACRES - 1 TRACT**

- FSA indicates:  $64.57 \pm$  cropland acres. CSR2 is 90.7 on cropland acres.
- Parcels 10344-26001-00000, 10344-01002-00000 zoned AG.
- Parcel 10344-01005-00000 zoned RR1.
- Property address: 2490 Hindman Rd, Marion, IA.
- Section 34, Marion East Township, Linn County, Iowa.

# *Selling Free & Clear for 2026 Farming Season!*



**SCAN QR CODE FOR  
ADDITIONAL INFO AND  
BIDDING INSTRUCTIONS**



**Steffes Group, Inc.**  
2245 E Bluegrass Rd,  
Mt. Pleasant, IA 52641

**Address Service Requested**

**Terms:** This sealed bid real estate auction will have a 5% buyer's premium. If you are declared the winning bidder, 10% down payment is due upon acceptance, with balance due at final settlement/closing with a projected date of April 17, 2026, upon delivery of merchantable abstract and deed and all objections having been met.

**Possession:** Projected date of April 17, 2026.

**Real Estate Taxes:** To be prorated to date of final settlement/closing on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

# CARL F. & ARDITH Y. VASEY TRUST

## FARMERS STATE BANK – TRUSTEE

**Closing Attorney: Diana Kajtazovic  
of JSC Legal, Cedar Falls, IA**



**STEFFES REPRESENTATIVE  
MASON HOLVOET, (319) 470-7372**

Iowa Real Estate Salesperson S69890000



**From the intersection of Highway 13 & 151,  
proceed 1.3 miles east  
on Highway 151  
Dubuque Road.**

PRSTD MKTG  
US POSTAGE  
**PAID**  
FARGO, ND  
PERMIT #315